

**Article A**

**Section 7 Local and Highway Business Districts and Luther's Corners Village District**

***Insert at end of section 7.1 Uses Permitted***

Luther's Corners Village District

- Single family, Residential
- Duplex, Residential
- Accessory Apartment above ground floor commercial (maximum 8 units)
- Small business or office (under 2,000 sq.ft.)
- Athletic/Physical Fitness
- Bakery (Not including Drive Thru)
- Bank (Includes walk up ATM)
- Boarding House
- Carpentry, plumbing and electrical workshops
- Engineering Professional Offices
- Entertainment or Recreation facilities (Indoor)
- Hotel / Motel
- Medical or health related (under 25,000 sq. ft.)
- Newspaper or job printing establishment
- Retail (under 2,000 sq. ft., ex. Adult Uses defined in MGL Ch40A Sec. 9A)

***Insert at end of section 7.3 Screening***

Luther's Corners Village District

All outdoor storage areas or facilities shall be enclosed by a wall of solid appearance or tight evergreen hedge not less than 6 feet high, erected and maintained where necessary to conceal such areas or facilities from adjoining residence districts or uses.

***Insert at end of section 7.4 Maximum Lot Coverage By All Buildings***

Luther's Corners Village District

75 %

***Insert at end of section 7.5 Minimum Depth of Front Yard***

Luther's Corners Village District

10 feet

***Insert at end 7.6 Minimum Lot Width at Street line***

Luther's Corners Village District

50 feet

***Insert at end of section 7.7 Minimum Width of Side Yard***

Luther's Corners Village District

5 feet

***7.10 Maximum Height Requirement***

Local Business

3 stories or 40 feet

Highway Business

3 stories or 40 feet

Luther's Corners Village District

4 stories or 45 feet

***Article B***

***Revise Section 10 Site Plan Review by adding a new subsection 10.6.8 Luther's Corners Village District Standards***

10.6.8 Additional Site Plan Standards for the Luther's Corners Village District

10.6.8.1. Front yards shall not be used for parking. The parking standards in section 10.6.1.3 can be waived by the Planning Board if in the Board's opinion they will have a detrimental effect on the neighborhood character.

10.6.8.2. Front, side, or rear yards of commercial and mixed use buildings may be used as seasonal outdoor seating areas for businesses, provided that such areas are regularly cleaned and maintained, with trash removed on a daily basis. Seasonal outdoor seating areas may be installed during warm weather months. All related temporary furnishings and fixtures, including but not limited to tables, chairs, umbrellas, light fixtures, freestanding signs and menu boards, etc., shall be stored indoors off season; however any fencing, bollards, planters, or other means of delineating the boundaries of such outdoor seating areas may remain in place permanently.

10.6.8.3. Service alleys shall be provided behind mixed-use, commercial, or multi-family residential buildings to provide access for parking, loading, and garbage collection. Alleys will typically be narrower than primary streets and need not include sidewalks, street trees, or parking lanes.

- 10.6.8.4. On streets with mixed and non-residential uses, sidewalks should be approximately 6 feet wide; for residential uses, approximately 5 feet wide. Smooth or aggregate concrete pavement, or unit pavers of brick, stone, or similar materials are preferred (unit pavers should be easily negotiable by wheelchairs); color-tinted asphalt stamped to resemble unit pavers may also be considered, but smooth black asphalt is discouraged. Accessible curb cuts shall be provided at all intersections and pedestrian crosswalks.
- 10.6.8.5. Crosswalks are required at all intersections where heavy volumes of pedestrian and vehicular traffic are expected to intersect, and are encouraged for all street crossings along primary routes of pedestrian travel through this District. Crosswalks shall be constructed to provide both a change in color and texture from the regular roadway surface; such changes shall be A.D.A. compliant.
- 10.6.8.6. All streets trees should be planted in a landscaped belt at least 5 feet wide between the street curb and the sidewalk. New development should consider utilizing existing mature trees for this purpose, particularly if such trees already frame or can be used to frame an important vista. New trees shall have a minimum 4-inch caliper at a level of 4 feet above grade, and shall be planted at intervals of approximately 40 feet or less. Hardy, climate-appropriate, deciduous species that will grow to a mature height of approximately 60 feet and will provide shade are preferred; smaller, ornamental trees may be interspersed with larger trees. Lower branches shall be trimmed to a height of at least 7 feet, so as not to interfere with pedestrians and to provide good visibility for drivers.
- 10.6.8.7. Buildings may vary in size and form and should provide that a comfortable pedestrian scale is maintained; variety in massing is specifically encouraged in developments containing multiple buildings. Vertical proportions are generally preferred, especially for windows and doors on horizontally massed buildings. Buildings with 100 feet or more of frontage should utilize design techniques that will create the appearance of a several smaller buildings, such as variations in the plane of the façade, in materials, in ornamentation, and/or in fenestration patterns (windows and doors).
- 10.6.8.8. Buildings shall be sited with their primary façade and main entrance facing either a street or a public open space; a sidewalk shall be provided to access the main entrances of all buildings. Rear elevations may face a service alley but shall not face a main road or a public open space. In a residential development with multiple buildings, consider

varying the positioning of buildings within individual lots to provide visual interest along the streetscape.

10.6.8.9. A variety of roof lines is encouraged, including front gable, side gable, hip, and flat (with or without a parapet), particularly where buildings are to be sited close together within the same development. All buildings shall have a defined cornice.

- i. Dormers are permitted on residential and mixed use buildings, provided that the ridge of any dormer shall be below the ridge of the main roof.
- ii. Buildings sited at the intersection of two or more streets may have a clock tower at the corner(s) nearest that intersection(s), to create a focal point on a streetscape. The height of any such clock tower shall not exceed 55 feet.

10.6.8.10. All buildings shall be designed with varied and articulated facades to provide visual interest; decorative patterning in exterior wall materials should be considered. Long expanses of blank walls facing the street or public open space are not permitted, either on the ground floor or on upper floors. Where building frontage along a street is greater than 100 feet, architectural elements such as vertical piers, bay windows, and recessed entrances should be used to maintain pedestrian scale.

10.6.8.11. Mixed use and non-residential buildings shall provide continuous storefronts at the ground floor level, with at least sixty percent (60%) of the storefront containing transparent clear glass. Storefront windows may either provide views into the interior space used by a business, or be used for display only, enclosed on the interior by opaque walls. Storefront entrances may be recessed.

10.6.8.12. Awnings and/or Canopies may be provided above storefront windows and entrances, and may incorporate signage for a business. Preferred materials are opaque canvas, metal, or glass. Exterior illumination for awnings and canopies is preferred; gooseneck lamps or other decorative fixtures should be considered.

### **Article C**

**Revise Section 3 Establishment and Classification of Districts by adding a Luther's Corners Village District.**

**Insert the words "Luther's Corners Village District" in Section 3.1 after Highway Business Districts.**